

**PLANNING COMMISSION  
REGULAR MEETING March 2, 2015**

Robert Pease, Vice-Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair, Absent  
Robert Pease, Vice-Chair  
Harry Jancis  
Ray Krzykowski  
Robert Clark, Alternate  
Dave Sletner, Alternate

**OTHERS:**

Public: 1  
Wayne Zirolli, Borough Engineer  
Sue Goggin, Secretary  
Edward Fitzpatrick, Borough Attorney

1. Robert Pease led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Bob Clark and Dave Sletner regular voting members.
2. Executive session with Borough Attorney.  
There was no executive session.
3. Review /Approval of the February 11, 2015 Special Meeting Minutes.

**VOTED:** Unanimously on a motion by Bob Clark and seconded by Ray Krzykowski to **APPROVE** the February 11, 2015 Special Meeting Minutes as written.

**4. NEW BUSINESS**

- A. Commission discussion/decision regarding referral from the Zoning Commission for proposed text amendments to Section 59, Section 23.1, Schedule A, Section 24.1, Schedule B of the Naugatuck Zoning Regulations, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

Joe Migani, explained that the proposed revisions to Section 59 are being pursued in anticipation of a project that they are calling Art 6. He gave a quick overview of the proposal. They reviewed the revisions page by page. It was determined that Master Plan should have been removed from the text. All references to Master Plan will be removed. There was a discussion about developing the parcels individually. The regulations will be revised to apply to each piece of land. This SDD zone shall be referred to as SDD #1. A description of the property and a geographic location will be added to the proposed revision to Section 59. Joe went through the proposed revisions page by page. The commission recommended a few changes. Suggested revisions were made to sections 59.1, 59.6, 59.13.1, 59.13.3, 59.14.1, 59.18. There was a discussion that the applicant will be required to submit a site plan application for the proposed project. Attorney Fitzpatrick said that before any development application is introduced to the land use commissions, it needs to be approved by the NEDC and the Board of Mayor and Burgesses.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Zoning Commission for text amendments to the SDD zone with all the comments made by the Planning Commission.

- B. Commission discussion/decision regarding referral from the Zoning Commission for proposed map change from I-1 to Special Development District (SDD) for Parcels A & B located at 6 Rubber Avenue and 0 Maple Street, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

The commission would like a new map which reflects the new SDD #1 zone. Wayne will prepare the map for the commission.

**VOTED:** Unanimously on a motion by Bob Clark and seconded by Harry Jancis to send a **POSITIVE REFERRAL** to the Zoning Commission for a zone map change from I-1 to SDD #1 for Parcels A & B located at 6 Rubber Avenue and 0 Maple Street.

- C. Commission discussion/decision regarding referral from the Zoning Commission for proposed text amendments to Sections 24.4.12, 25.12.1 & 25.6 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission regarding the revisions to section 24.4.12 of the Naugatuck Zoning Regulations.

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission regarding the revisions to section 25.12 of the Naugatuck Zoning Regulations.

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission regarding the revisions to section 25.13 of the Naugatuck Zoning Regulations.

There was a discussion about temporary portable structures. Bob Pease noted that the “Portable structure sizes and setback restrictions” table should be eliminated because it contradicts section 25.6.3.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Bob Clark to send a **POSITIVE REFERRAL** to the Zoning Commission regarding the revisions to section 25.6 with the following comments:

1. Section 25.6.5 should be more general regarding accepted siding material

2. The “Portable Structure Sizes and Setback Restrictions” table should be removed from the regulations.

D. All new items will require a 2/3 vote.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Bob Clark to **ADD** revisions to section 24.4.13 to the agenda.

**VOTED:** Unanimously on a motion by Bob Clark and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission regarding revisions to section 24.4.13 of the Naugatuck Zoning Regulations.

## 5. ADJOURNMENT

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to adjourn the meeting at 8:30 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg